

CHAPTER 10

MULTIPLE USE, AGRICULTURE AND RURAL RESIDENTIAL DISTRICTS

10.1

PURPOSE

10.1.1

MULTIPLE USE DISTRICTS.

The purposes of providing a multiple use district is to establish areas in mountain, hillside, canyon mountain valley, desert and other open and generally undeveloped lands where human habitation should be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brushland fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the Planning Commission to the County Commission; and to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community.

10.1.1.1

MU-160. Minimum Lot Size: 160 acres or quarter section.

10.1.1.2

MU-80. Minimum Lot Size: 80 acres

10.1.1.3

MU-40, Minimum Lot Size: 40 acres.

10.1.2

AGRICULTURAL DISTRICTS.

The purposes of providing an agricultural district are to promote and preserve in appropriate areas conditions favorable to agricultural and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

10.1.2.1

A-20, Minimum Lot Size: 20 acres

10.1.3

RURAL RESIDENTIAL DISTRICTS.

The purposes of providing a rural residential district are:

10.1.3.1

To promote and preserve in appropriate areas conditions favorable to large-lot family life;

10.1.3.2

Maintaining a rural atmosphere;

10.1.3.3

The keeping of limited numbers of animals and fowl; and

10.1.3.4

Reduced requirements for public utilities, services and infrastructure.

10.1.3.5

These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

10.1.3.6

RR-10, Minimum Lot Size: 10 acres

10.1.3.7

RR-5, Minimum Lot Size: 5 acres

10.1.3.8

RR-1, Minimum Lot Size: 1 acre

10.2

CODES AND SYMBOLS.

In following sections of this Chapter, uses of land or buildings which are allowed in various districts are shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-."

10.3

USE REGULATIONS.

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the multiple use, agricultural, or rural residential districts except as provided for in this Code.

BOX ELDER COUNTY RESIDENTIAL ZONING RESTRICTIONS

CODE SECTION	<p>"P" = Permitted Uses "C" = Conditional Uses "A" = Applies " - " = Not permitted</p>	CURRENT ESTABLISHED RESIDENTIAL ZONING DISTRICTS						
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.3.1	ACCESSORY USES							
10.3.1.1	Accessory buildings and uses customarily incidental to permitted agricultural uses, provided, however, that such accessory buildings are a minimum of 100 feet from the street on which the primary building fronts and 100 feet from any dwelling.	P	P	P	P	P	P	P
10.3.1.2	Except that any pen, corral or pasture for the keeping of animals or fowl shall be located the minimum distance of 150 feet from any public road or approved private road.	P	P	P	P	P	P	P
10.3.1.3	Accessory buildings and uses customarily incidental to permitted uses other than those listed above.	P	P	P	P	P	P	P
10.3.2	Accessory buildings and uses customarily	C	C	C	C	C	C	C

	incidental to conditional uses.							
10.3.2.1	Accessory buildings for the housing of animals customarily incidental to permitted agricultural uses, which buildings including pens and corrals, (or pasture for the keeping of animals) are located not less than 150 feet from any public or approved private road and 100 feet from any residence.	C	C	C	C	C	C	C
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.3.3	Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. Mobile homes for temporary living quarters and such other temporary uses found appropriate to the Planning Commission and approved by the County Commission.	C	C	C	C	C	C	C
10.3.4	AGRICULTURAL							
10.3.4.1	Agriculture, including grazing and pasturing of animals, the tilling of the soil, the raising of crops, horticulture and gardening.	P	P	P	P	P	C	C
10.3.4.2	Fruit/Vegetable Stand	C	C	C	C	C	C	C
10.3.4.3	Farms devoted to raising and marketing chickens, turkeys, or other fowl or poultry, fish or frogs, mink, rabbits, including wholesale and retail sale.	P	P	P	P	P	C	-
10.3.4.4	Apiary and Aviary	P	P	P	P	C	C	-
10.3.4.5	Forestry except forest industry	P	P	P	P	P	P	-
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.3.4.6	Forest Industry, such as a saw mill, wood products, plant, etc.	C	C	C	-	-	-	-
10.3.4.7	Agricultural Industry	C	C	C	C	C	C	-
10.3.4.8	Family Food Production	P	P	P	P	P	P	P
10.3.5	Kennel	C	C	C	C	C	C	C
10.3.6	Dude ranch, family vacation ranch	C	C	C	C	C	-	-
10.3.7	DWELLINGS							
10.3.7.1	Single-Family dwelling	C	C	C	P	P	P	P
10.3.7.2	Two-Family dwelling	C	C	C	P	P	P	-

10.3.7.3	Three-Family dwelling	C	C	C	C	-	-	-
10.3.7.4	Four-Family dwelling	-	-	-	-	-	-	-
10.3.7.5	Residential facilities for handicapped or elderly	C	C	C	C	C	C	C
10.3.8	Home occupation	C	C	C	C	C	C	C
10.3.9	Child day care and nursery	-	-	-	-	C	C	C
10.3.10	Household pets	P	P	P	P	P	P	P
10.3.11	Mine, quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant, oil and gas wells, steam wells, test boring for exploration, etc.	C	C	C	C	C	-	-
10.3.12	Power Generation	C	C	C	C	-	-	-
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.3.13	Private park or recreational grounds or private recreational camp or resort, including accessory or supporting dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory	C	C	C	C	C	C	-
10.3.14	Public stable, riding academy or riding ring, horse show barn or other equestrian facilities under single management	C	C	C	C	C	C	-
10.3.15	Correctional institutions, public or quasi-public facilities, essential service facilities, airports, private schools (with a curriculum corresponding to public schools), churches, dams and reservoirs, radio and television transmitting stations or towers (including repeating towers), cemeteries, roads (public and private), recreation trails, railroad and utility lines rights-of-way, and substations, etc. approved by the County Commission	C	C	C	C	C	C	C
10.3.16	Subdivisions and planned unit development	C	C	C	C	C	C	C
10.3.17	Land Excavations	C	C	C	C	C	C	C
10.4	Reserved							
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.5	AREA REGULATIONS							
10.5.1	The minimum lot area in acres for any main use in the districts regulated by this Chapter	160	80	40	20	10	5	1

	shall be							
10.6	WIDTH AND FRONTAGE REGULATIONS							
10.6.1	The minimum width in feet for any lot in the districts regulated by this Chapter, except as modified by planned unit development, shall be	1320	1320	1320	500	330	250	200
10.7	FRONT YARD REGULATIONS							
10.7.1	The minimum depth in feet for the front yard for main buildings and accessory buildings in districts regulated by this chapter shall be	30	30	30	30	30	30	30
10.7.2	Where the existing minimum right-of-way on which the lot front is less than 66 feet, the setback shall be measured from the center line and in feet shall be no less than	63	63	63	63	63	63	63
10.7.3	Where the proposed minimum right-of-way is more than 66 feet, the set back in feet shall be ½ proposed right-of-way plus 30 feet	A	A	A	A	A	A	A
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.8	REAR YARD REGULATIONS							
10.8.1	The minimum depth in feet for the rear yard in the districts regulated by this Chapter shall be for main buildings	60	60	60	60	60	50	30
10.8.2	And accessory buildings	10	10	10	10	10	10	10
10.9.1	The minimum side yard in feet for any main building in districts regulated by this Chapter shall be	60	60	60	60	60	20	15
10.9.2	And accessory buildings, except as may be reduced by conditional use permit	60 A	60 A	60 A	10 A	10 A	10 A	10 A
10.10	HEIGHT REGULATIONS							
10.10.1	The maximum height for all buildings and structures in districts regulated by this chapter shall be 35 feet or 2 ½ stories	A	A	A	A	A	A	A
10.11	COVERAGE REGULATIONS							
10.11.1	The maximum coverage in percent for any lot in the districts regulated by this Chapter shall be	-	-	-	-	5	10	20
10.12	IMPROVEMENTS REQUIRED TO BE COMPLETED OR IN PROGRESS BEFORE A BUILDING PERMIT MAY BE ISSUED							
	(Improvements are to be in compliance with the standards adopted by Box Elder County. Improvements prefaced with an asterisk (*) are applicable only to subdivisions or							

	planned unit developments.)							
10.12.1	Street Grading	A	A	A	A	A	A	A
10.12.2	Street Base	A	A	A	A	A	A	A
		MU 160	MU 80	MU 40	A 20	RR 10	RR 5	RR 1
10.12.3	Street Dust Treatment (oil or similar treatment)	A	A	A	A	-	-	-
*10.12.4	Street Paving	-	-	-	-	A	A	A
*10.12.5	Curb and Gutter	-	-	-	-	-	-	-
*10.12.6	Sidewalk	-	-	-	-	-	-	-
10.12.7	Surface Drainage Facilities	A	A	A	A	A	A	A
10.12.8	Wastewater Disposal Facilities	A	A	A	A	A	A	A
10.12.9	Culinary Water Facilities	A	A	A	A	A	A	A
10.12.10	Fire Fighting Facilities	A	A	A	A	A	A	A
*10.12.11	Street Name Signs	A	A	A	A	A	A	A
*10.12.12	Street Monuments	-	-	-	-	A	A	A
*10.12.13	Survey Monuments Boxes	A	A	A	A	A	A	A
*10.12.14	Shade Trees (along public streets)	-	-	-	-	-	-	A
*10.12.15	Street Lights	-	-	-	-	-	-	A
10.12.16	Address Numbers	A	A	A	A	A	A	A